HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Manitoba Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Figure 1

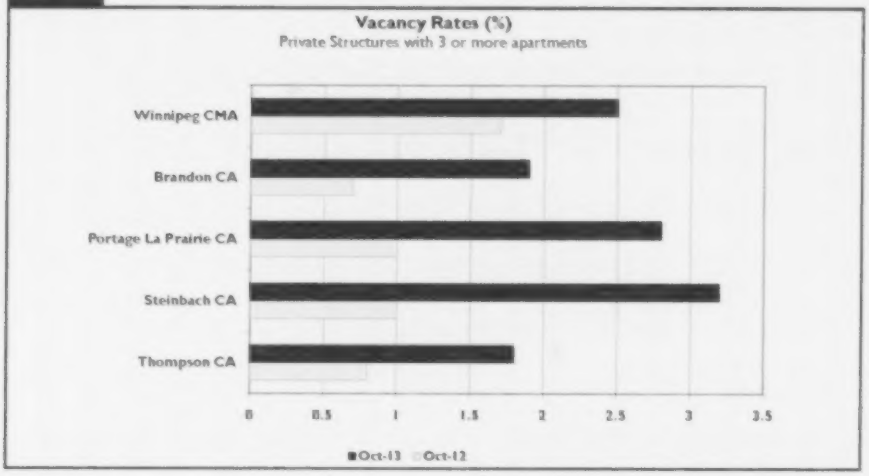
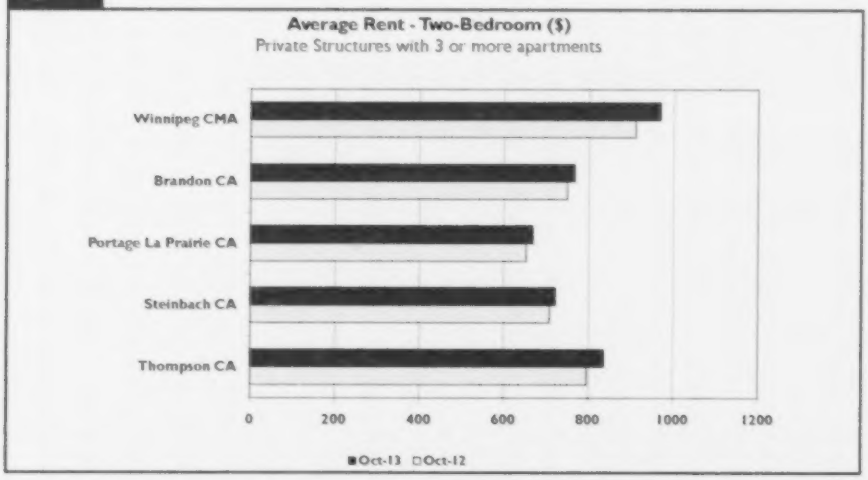


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- In the primary rental market, the average apartment vacancy rate in Manitoba's urban centres was 2.4 per cent in October 2013, up from 1.6 per cent in October 2012.
- The October 2013 apartment vacancy rates ranged from 1.3 per cent in Winkler to 3.2 per cent in Steinbach.
- The Winnipeg Census Metropolitan Area (CMA) posted an apartment vacancy rate of 2.5 per cent in October 2013, up from 1.7 per cent in October 2012.
- The average two-bedroom apartment rent in Manitoba's urban centres was $937 per month in October 2013, ranging from $669 in Portage la Prairie to $969 in Winnipeg.

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

OCTOBER 2013 RENTAL MARKET IN MANITOBA

According to the results of Canada Mortgage and Housing Corporation's (CMHC) Fall 2013 Rental Market Survey, the average apartment vacancy rate[1] in Manitoba's urban centres[2] increased to 2.4 per cent in October 2013, up from 1.6 per cent in October 2012. Rental demand has been impacted by a moderation in net migration to Manitoba as well as tepid employment growth. The higher vacancies can also be attributed to the continued movement of existing renters to homeownership due to favourable conditions such as low mortgage rates and a rising selection of active listings in the resale market.

The Winnipeg Census Metropolitan Area reported an apartment vacancy rate of 2.5 per cent in October 2013, up from 1.7 per cent in October 2012. In Winnipeg, despite the net loss of 198 units from its rental apartment universe between October 2012 and October 2013, the vacancy rate increased due to moderating demand brought on by a slowing pace of net migration. One-bedroom suites in Winnipeg had a vacancy rate of 2.4 per cent in October 2013, compared with 1.4 per cent in October 2012. The vacancy rate for two-bedroom units in Winnipeg was 2.5 per cent in October 2013, compared with 2.0 per cent in October 2012.

The highest vacancy rate of Manitoba's urban centres was in Steinbach at 3.2 per cent in October 2013, up from 1.0 per cent in October 2012. In Brandon, with the addition of 55 units to the rental universe in October 2013, the vacancy rate was 1.9 per cent in October 2013 compared to 0.7 per cent in October 2012. Portage la Prairie saw the vacancy rate increase to 2.8 per cent in October 2013, compared to 1.0 per cent in October 2012. In Thompson, the vacancy rate was 1.8 per cent in October 2013 compared to 0.8 per cent in October 2012. Winkler's vacancy rate was the lowest in the province, at 1.3 per cent in October 2013.

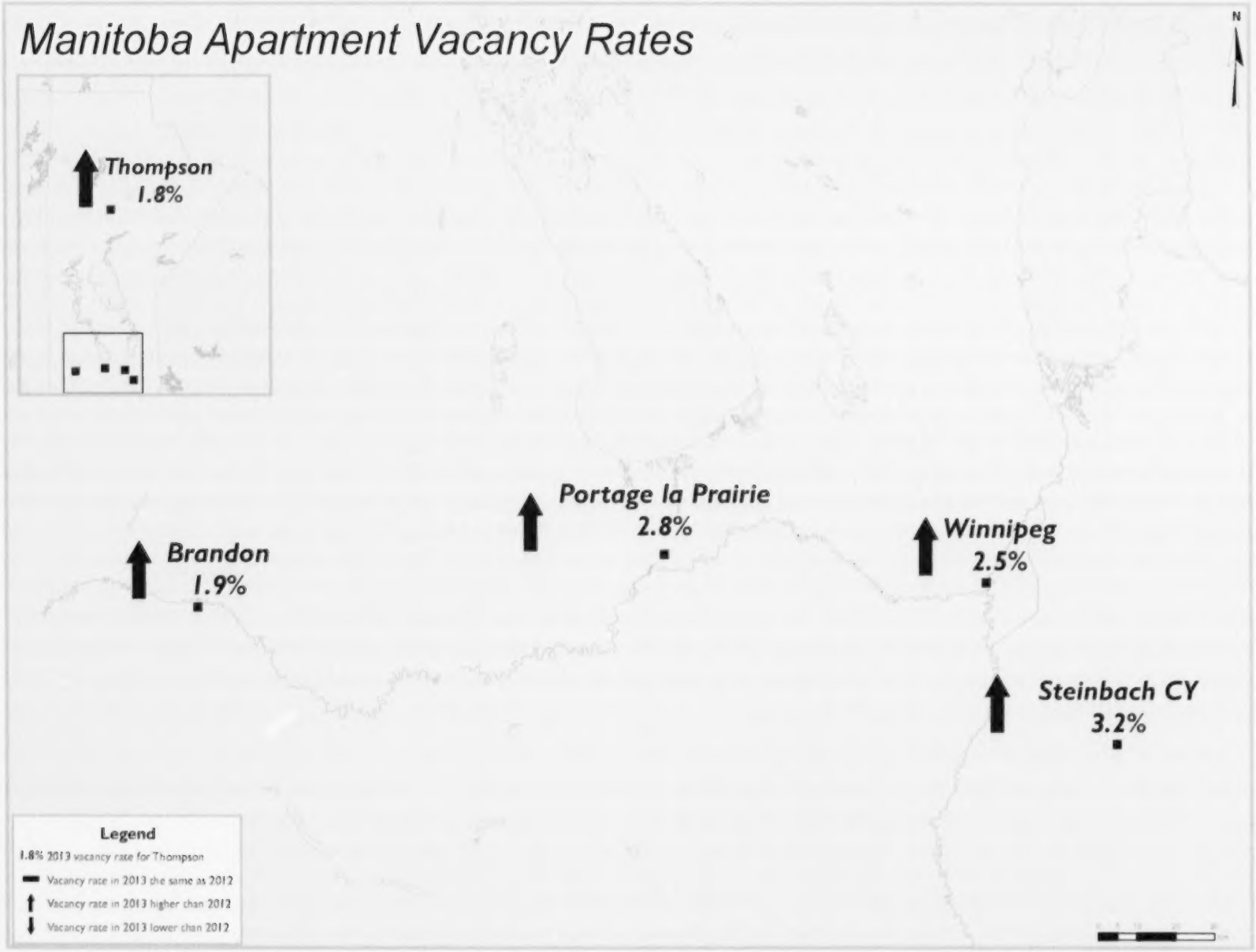
Across Manitoba's urban centres, fixed-sample[3] rents for two-bedroom apartments increased by 4.6 per cent from October 2012 to October 2013. In Winnipeg, the fixed-sample rent for two-bedroom units saw a 4.8 per cent gain over October 2012. In October 2013, fixed-sample rent increases for two-bedroom apartments in Thompson and Steinbach were 4.1 and 3.4 per cent, respectively. The fixed-sample rent for two-bedroom apartments in Brandon saw the lowest increase among urban areas, up 1.6 per cent since the October 2012 survey.

While fixed-sample rent increases were above the Residential Tenancies Branch's rent increase guideline for Manitoba of 1.0 per cent for 2013, there are some exceptions to the guideline that allow for a larger than one per cent rent increase. Premises renting for $1,140 or more per month and approved rehabilitated rental units are the most common. New buildings less than 20 years old where occupancies started after March 7, 2005 represent another case where exemptions may apply.

1 Based on privately-initiated rental apartment structures of three or more units.

2 Urban centres are defined as centres with a population of 10,000 or more. Census Metropolitan Areas (CMAs) and Census Agglomerations (CAs) are based on Statistics Canada's definition.

3 When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.


Manitoba Apartment Vacancy Rates
N
Thompson
1.8%
Portage la Prairie
2.8%
Brandon
1.9%
Winnipeg
2.5%
Steinbach CY
3.2%
Legend
1.8% 2013 vacancy rate for Thompson
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA	1.7	2.7	1.4	2.4	2.0	2.5	1.1	2.9	1.7	2.5
Brandon CA	0.0	2.6	0.4	0.7	0.8	2.5	0.0	**	0.7	1.9
Hanover RM	-	-	-	-	**	**	**	**	**	**
Portage La Prairie CA	7.3	**	0.8	3.8	0.7	1.7	0.0	4.6	1.0	2.8
Steinbach CA	0.0	0.0	0.4	0.8	1.3	4.3	0.0	7.7	1.0	3.2
Thompson CA	0.0	0.0	1.1	2.3	0.7	1.6	0.0	**	0.8	1.8
Winkler CY(2)	n/a	**	n/a	1.3	n/a	1.3	n/a	**	n/a	1.3
Manitoba 10,000+	**1.7**	**2.7**	**1.4**	**2.3**	**1.9**	**2.5**	**1.0**	**2.8**	**1.6**	**2.4**

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA	527	578	704	750	911	969	1,027	1,180	783	836
Brandon CA	451	479	570	592	749	767	992	1,019	695	720
Hanover RM	-	-	-	-	**	**	**	**	**	**
Portage La Prairie CA	344	356	517	544	652	669	656	684	581	611
Steinbach CA	496	514	559	589	708	722	926	947	664	680
Thompson CA	653	676	722	748	796	836	842	871	764	797
Winkler CY(2)	n/a	**	n/a	523	n/a	677	n/a	**	n/a	581
Manitoba 10,000+	**525**	**576**	**697**	**740**	**887**	**937**	**1,016**	**1,152**	**775**	**823**

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA	3,612	3,601	26,401	26,149	21,441	21,463	1,115	1,158	52,569	52,371
Brandon CA	88	91	982	979	2,022	2,067	109	119	3,201	3,256
Hanover RM	0	0	0	0	23	23	6	6	29	29
Portage La Prairie CA	27	28	259	264	303	308	18	21	607	621
Steinbach CA	14	14	237	240	455	463	14	13	720	730
Thompson CA	31	31	466	461	765	753	19	19	1,281	1,264
Winkler CY(2)	n/a	7	n/a	228	n/a	154	n/a	6	n/a	395
Manitoba 10,000+	**3,772**	**3,772**	**28,345**	**28,321**	**25,009**	**25,231**	**1,281**	**1,342**	**58,407**	**58,666**

(2)This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA	2.2	3.6	2.1	3.9	3.2	4.2	1.6	4.7	2.5	4.0
Brandon CA	0.0	4.0	0.9	1.0	1.0	2.6	0.0	**	0.9	2.1
Hanover RM	-	-	-	-	**	**	**	**	**	**
Portage La Prairie CA	11.3	**	1.2	5.4	0.7	2.4	0.0	4.6	1.4	3.8
Steinbach CA	0.0	0.0	0.4	1.3	1.3	4.8	0.0	7.7	1.0	3.6
Thompson CA	0.0	0.0	1.1	2.8	0.7	1.8	0.0	**	0.8	2.2
Winkler CY(2)	n/a	**	n/a	2.2	n/a	2.6	n/a	**	n/a	2.3
Manitoba 10,000+	**2.2**	**3.6**	**2.0**	**3.8**	**2.8**	**4.0**	**1.4**	**4.5**	**2.4**	**3.9**

(2)This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Manitoba

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Winnipeg CMA	2.1	6.4	3.4	5.2	3.6	4.8	++	9.3	3.8	4.7
Brandon CA	4.8	4.8	2.8	3.0	4.1	1.6	**	++	3.4	2.3
Hanover RM	-	-	-	-	**	**	**	**	**	**
Portage La Prairie CA	++	++	1.8	2.3	2.9	1.9	**	++	2.1	1.7
Steinbach CA	**	0.7	3.9	3.5	1.5	3.4	**	2.8	1.9	3.2
Thompson CA	2.7	1.6	4.5	3.6	5.2	4.1	**	**	5.2	3.7
Winkler CY(2)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Manitoba 10,000+	**2.2**	**6.2**	**3.4**	**5.0**	**3.7**	**4.6**	**++**	**8.9**	**3.8**	**4.5**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Manitoba - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA	1.3	1.5	1.7	2.5

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Manitoba - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Winnipeg CMA	**	578	**	750	1,089	969	**	1,180

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Manitoba - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA	**	**	**	**	1,160	1,089	**	**	1,134	1,265

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments[2] Manitoba - October 2013

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA	13,863	14,345	2,011	1,997	14.5	13.9	1.3	1.5

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Manitoba - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Winnipeg CMA										
Single Detached	**	**	**	**	767	**	1,062	**	944	**
Semi detached, Row and Duplex	**	**	**	**	771	753	873	967	808	876
Other-Primarily Accessory Suites	**	**	**	573	**	**	948	**	709	683
Total	**	**	545	578	765	703	960	868	829	768

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Manitoba - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Winnipeg CMA		
Single Detached	7,802	8,856
Semi detached, Row and Duplex	8,337	8,263
Other-Primarily Accessory Suites	6,020	5,127
Total	22,159	22,246

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

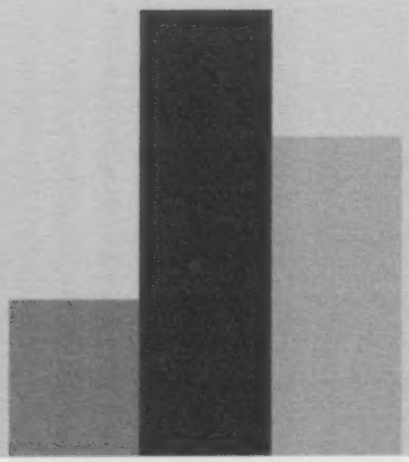
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!

64491_2013_B02